



LOCAL COASTAL PROGRAM PLANNING GRANTS JOINT APPLICATION FORM

APRIL 23, 2014

Local Coastal Program Planning Grants Application Form

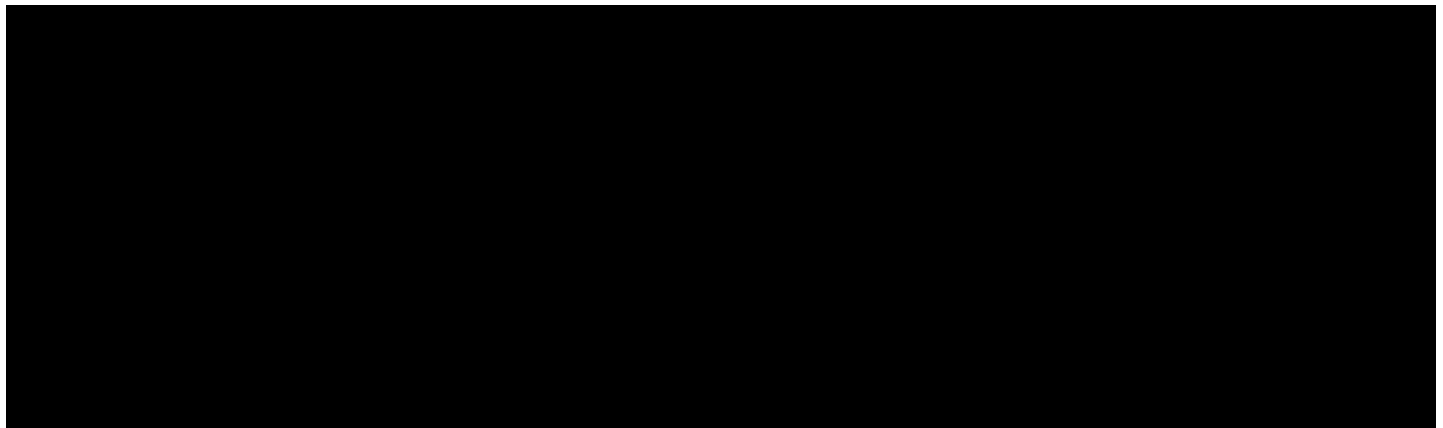
APPLICANT INFORMATION

Indicate which grant programs you are applying for (can be one or both).

☒ OPC LCP Sea-Level Rise Grant

☒ Coastal Commission LCP Planning Grant

Applicant name (organization): City of Del Mar



PROJECT INFORMATION

Project title: City of Del Mar LCP Amendment to Address Sea-Level Rise

LCP/ LCP Segment: Del Mar Certified LCP / Implementing Ordinances and Land Use Plan

Project location: City / Geographic area: City of Del Mar / Coastal County: San Diego

Project timeline: Start date: June 1, 2015 End date: May 31, 2017

Amount of Grant Proposal: \$100,000

Exhibit 2

Project Description

a. Project Description: Goals and Objectives

With two miles of scenic coastline, the City of Del Mar boasts some of San Diego County's most magnificent beaches, ecologically-sensitive lagoons, and visitor-serving attractions, including the State-owned 22nd District Agricultural Association (DAA) Del Mar Racetrack and Fairground. Imprinted upon the City's seal, "Multum in Parvis" stands for "Much in Little," and it is the City's directive to preserve and enhance its small, but significant coastal profile for present and future generations.

The goal for the City of Del Mar Local Coastal Program (LCP) Update is to incorporate strategies into its certified LCP targeted specifically on addressing sea-level rise and coastal flooding impacts to its most vulnerable coastal resources, visitor-serving amenities, and residences. The main objectives for the Update include the following:

1. Understand the degree of vulnerability posed to Del Mar's beaches, lagoons, bluffs, visitor-serving amenities, and residences by examining the magnitude of risks and sensitivities associated with sea-level rise and coastal flooding. A Vulnerability Assessment will be prepared in 2015 which examines historical erosion and storm data, and creates a model of the current and projected Mean High Tide Line (MHTL). This assessment will serve as the foundation for the Update and necessary technical studies.
2. Evaluate how expected sea-level rise impacts will affect people, development, infrastructure, and natural resources located in areas vulnerable to sea-level rise. A Risk Assessment will be prepared in 2015 and will prioritize areas to target with sea-level rise strategies as part of an Adaptation Plan.
3. Create an Adaptation Plan that identifies effective shoreline Accommodation, Protection and Retreat strategies through rigorous analysis of sea-level rise and community/stakeholder input. Once designed in 2016, the Adaptation Plan will be integrated into the Del Mar LCP and will serve as the City's long-range planning guide for sea-level rise management.

Since Del Mar is bordered by the Cities of Solana Beach to the north and San Diego to the east and south, an updated Del Mar LCP will contribute to a standard of regional significance for how other municipalities in San Diego County are planning to manage the effects of sea-level rise and coastal flooding in their jurisdictions.

b. Project Description: Approach

Incorporating effective shoreline strategies into the Del Mar LCP will provide the City a long-range template to promote its most vital coastal resources, ensure that its abundance of coastal recreation areas remain available to the public, protect its vulnerable residential areas, and that its most popular visitor-serving amenities, such as parks and the Del Mar Racetrack and Fairground, remains a success well into the future.

The Update is not a comprehensive overhaul of the Del Mar LCP, but a focused discussion on sea-level with associated policy changes. The Update is anticipated to add a new chapter to the LCP Implementing Ordinances (IP) specific to sea-level rise with adjustments to existing IP and LCP Land Use Plan (LUP) policies.

As further discussed in the *Supplemental Form*, two primary issues need to be addressed in the Del Mar LCP: 1) Retreat strategies; and 2) Protection strategies. Absent strategies for Retreat and Protection, the Del Mar LCP is not positioned to implement the long-range vision for sea-rise management envisioned by the California Coastal Act or the California Ocean Protection Act. In addition, the limited Accommodation strategies currently in the Del Mar LCP will be evaluated for their effectiveness with accommodating the effects of sea-level rise and may be enhanced to accommodate sea-level rise.

The Update will be focused on those areas of the City that are found to be most vulnerable to the effects of sea-level rise and coastal flooding (i.e., the Planning Area). The Planning Area anticipated for study includes the following sub-areas (see attached for a delineation of the area considered). Note that these sub-areas are preliminary and will be refined upon completion of the Vulnerability Assessment.

1. San Dieguito Lagoon State Marine Conservation Area (SMCA) and bordering tidelands
2. Northern limit of the Los Peñasquitos Lagoon
3. Del Mar Racetrack and Fairgrounds
4. North Beach and coastal bluff at north City limit
5. Public beach from 29th Street south to Powerhouse Park
6. Public beach from Powerhouse Park to south City limit, including the flanking 1.5-mile coastal bluff and rail corridor
7. Various public access points to the coast
8. Crest to Coast Trail, including the Lagoon Boardwalk and RiverPath Del Mar segment

Technical studies will include the preparation of a Vulnerability Assessment, Risk Assessment, and Adaptation Plan. In-kind services will be provided by Del Mar Planning and Engineering staff for the following components of the Update:

1. Manage day-to-day project organization, communication, and consultant services.
2. Review technical reports for consistency with existing policy and practice.
3. Facilitate community and stakeholder outreach including any necessary expenses associated with travel, meeting organization, communications and presentation materials.
4. Prepare the LCP amendments and corollary amendments to the City's Zoning Code and Community Plan as necessary.
5. Process the amendment package through the Planning Commission, City Council, and the California Coastal Commission (CCC) for review and certification.

As further discussed in the *Supplemental Form*, during the design of the Adaptation Plan, Accommodation, Protection, and Retreat strategies will be selected and designed for each sub-area.

In an effort to reduce costs and continue to build collaboration with other stakeholders in the San Diego region, the Update is anticipated to utilize existing studies and projections that included sea-rise projection analysis (see the *Supplemental Form* for a list of the studies and projections considered). The Update will also incorporate analysis completed as part of the City's Greenhouse Gas Inventory and utilize its ongoing partnership with the Climate Collaborative Network (CCN) of which the City is an active participating member.

Throughout the update process, staff will facilitate community and stakeholder outreach to obtain input on vulnerability, risk, and adaptation planning efforts well before formal amendment language is brought to the City Council for consideration (see *Supplemental Form* for a list of stakeholders the City would invite to participate in the Update). Currently, the City's grant application has been endorsed by the following organizations (see attached letters).

1. The San Diego Foundation
2. Surfrider Foundation, San Diego Chapter
3. San Dieguito River Park Joint Powers Authority
4. San Diego Coastkeeper

Exhibit 3

Work Program, Budget and Schedule

2. WORK PROGRAM

a. Schedule

Proposed starting date: June 1, 2015
 Estimated completion: May 31, 2017

b. Benchmark Schedule

ACTIVITY	COMPLETION DATE
Issue Request for Proposal; Consultant Selection	August 4, 2015
Community/Stakeholder Meeting – Planning Area	August 20, 2015
Prepare Vulnerability and Risk Assessments	December 9, 2015
Community/Stakeholder Meeting – Assessments	November 9, 2015
Develop Adaptation Plan	December 21, 2015
Community/Stakeholder Meeting – Adaptation Plan	January 19, 2016
Draft LCP Amendment Package	March 28, 2016
Planning Commission Hearing	May 10, 2016
City Council Hearing	June 20, 2016
CCC Amendment Submittal	July 11, 2016
CCC Certification Hearing	February 13, 2017
<i>[Tentative] Follow-up City Council Hearing to consider CCC Suggested Modifications</i>	<i>March 20, 2017</i>
<i>[Tentative] LCP Amendment Resubmittal</i>	<i>April 3, 2017</i>
<i>[Tentative] Follow-up CCC Certification Hearing</i>	<i>May 17, 2017</i>

c. Work Program

The following represents a summarized Work Program for the update.

Objective/Organization	Complete Date:
Task 1. Project Commencement	August 4, 2015
1.1 Issue RFP	June 16, 2015
1.2 Select consultant – preparation of technical studies (Vulnerability Assessment, Risk Assessment, and Adaptation Plan)	July 20, 2015
1.3 Prepare community/stakeholder outreach schedule	August 3, 2015
Outcome/Deliverables 1. Consultant contract 2. Outreach schedule	Projected date: July 28, 2015 August 7, 2015
Task 2. Assessment Preparation	December 9, 2015
2.1 Define Planning Area	August 14, 2015
2.2 Community/stakeholder meeting – Planning Area	August 20, 2015
2.3 Prepare Vulnerability Assessment	September 14, 2015

2.4 Prepare Risk Assessment	October 26, 2015
2.5 Community/stakeholder meeting – Assessment studies	November 9, 2015
Outcome/Deliverables 1. Vulnerability Assessment 2. Risk Assessment 3. Community/stakeholder meeting reports	Projected date: September 21, 2015 October 8, 2015 August 28, 2015 and November 16, 2015
Task 3. Adaptation Plan Development	December 21, 2015
3.1 Determine sea-level rise adaptation strategies	December 21, 2015
3.2 Community/Stakeholder Meeting – Adaptation Plan and Next Steps	January 19, 2016
Outcome/Deliverables 1. Community/stakeholder meeting report 2. Adaptation Plan	Projected date: January 26, 2016 February 2, 2016
Task 4. Amendment Drafting	March 28, 2016
4.1 Draft amendments to the Del Mar LCP	March 7, 2016
4.2 Identify corresponding sections of the Del Mar Zoning Code and Community Plan; Draft corollary amendments as needed	March 28, 2016
Outcome/Deliverables 1. Draft amendment outline	Projected date: April 7, 2016
Task 5. City Public Hearings	June 20, 2016
5.1 Planning Commission	May 10, 2016
5.2 City Council	June 20, 2016
Outcome/Deliverables 1. City Council Ordinance and Resolution	Projected date: June 30, 2016
Task 6. CCC Review and Certification	May 31, 2017
6.1 Submit LCP amendment package to CCC	July 11, 2016
6.2 CCC certification hearing	February 13, 2017
6.3 <i>[If needed] Follow-up City Council meeting to consider CCC-suggested modifications to LCP amendment</i>	<i>March 20, 2017</i>
6.4 <i>[If needed] Re-submittal of LCP amendment package to CCC</i>	<i>April 3, 2017</i>
6.5 <i>[If needed] CCC follow-up certification hearing</i>	<i>May 17, 2017</i>
Outcome/Deliverables 1. None	Projected date: None

A detailed overview of the Work Program is outlined below:

1. Issue an RFP and select a consultant to assist staff in sea-level rise analysis and technical assessments.
2. Prepare a program and schedule for community and stakeholder outreach and conduct stakeholder and community outreach throughout.
3. Identify and refine the Planning Area.
4. Prepare a Vulnerability Assessment to assess the magnitude of risks and sensitivities associated with sea-level rise within the Planning Area.
 - a. Examine historical erosion and storm data.
 - b. Utilize existing studies and projections (e.g., Coastal Data Information Program at Scripps Institution of Oceanography; CCC Sea-Level Rise Policy Guide; Local Governments for Sustainability USA, San Diego Bay Sea Level Rise Strategy; San Diego County Hazard Mitigation Plan Update; San Diego Double Track Project).
 - c. Model projected sea-level rise impacts, including current and projected MHTL.
5. Prepare a Risk Assessment to evaluate how expected sea-level rise impacts will affect people, development, infrastructure, and natural resources in the Planning Area and review it with City Council and community/stakeholders.
 - a. Identify priority areas to target with sea-level rise strategies in the Adaptation Plan.
 - b. Identify areas subject to flooding and erosion as a result of sea-level rise.
6. Develop an Adaptation Plan to identify Protection, Accommodation, and Retreat strategies in the Planning Area (based on the findings of the Risk Assessment) and review it with City Council and community/stakeholders.
 - a. Determine the appropriate sea-level rise adaptation strategies based on sea-level rise analysis and community/stakeholder input.
7. Draft amendments to the City's LCP (based on the Adaptation Plan) with ancillary amendments to the City's Zoning Code and Community (General) Plan, as needed.
8. Conduct formal public hearings to review/adopt the amendments.
 - a. Planning Commission: Recommendations to the City Council.
 - b. City Council: Authorization of the amendments (LCP, Zoning Code, and Community Plan).
 - c. CCC: Review and certification of the LCP amendment component.
 - d. Tentative dates reserved in the event of a: 1) follow-up City Council meeting to consider any suggested modifications to the LCP amendment package; 2) resubmittal to the CCC; and 3) follow-up CCC certification hearing.

d. Budget

Funding Request: \$100,000

Total Project Cost: \$200,000

(\$63,810 technical studies)

(\$36,190 in-kind services)

e. Project Funding Sources

Task Number	Task	Total Cost	Allocation of total cost among all funding sources	
			LCP Grant Funding	Other Funds
1	Project Commencement	\$0	\$0	\$0
2	Assessment Preparation	\$60,000	\$60,000	\$0
3	Adaptation Plan Development	\$93,810	\$40,000	\$53,810
4	Amendment Drafting			
5	City Public Hearings	\$5,000	\$0	\$5,000
6	CCC Review and Certification	\$5,000	\$0	\$5,000
	Total	\$163,810	\$100,000	\$63,810

Other Funding Sources

\$ Amount	Source of funds	Status
Up to \$63,810	City of Del Mar	Committed

f. In-Kind Services

Value: \$36,190

In-kind services will be provided by City staff in the Planning and Engineering Departments as estimated below.

Department	Hourly Rate	Hours <i>(16-Month Project Life)</i>	Value <i>(Hourly Rate Includes Salary and Benefits)</i>	Material Costs	Task
Planning	\$49.63 <i>Staff: 100% JS</i>	256 <i>(4 hours/week)</i>	\$12,705 <i>\$9,425 salary</i>	\$500	Manage day-to-day project organization, communication, and

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			<i>\$3,280 benefits</i>		consultant services
Planning	\$67.63 <i>Staff: 33% KG 33% AB 33% JS</i>	60	\$4,055 <i>\$3,130 salary \$925 benefits</i>	\$100	Review technical reports for consistency with existing policy and practice
Engineering	\$186	40	\$7,440 <i>City consultant rate</i>	\$100	Review technical reports for consistency with existing policy and practice
Planning	\$57.60 <i>Staff: 75% JS 25% KG</i>	30	\$1,730 <i>\$1,310 salary \$420 benefits</i>	\$1,000	Facilitate community and stakeholder outreach including any necessary expenses associated with travel, meeting organization, communications and presentation materials
Planning	\$61.67 <i>Staff: 50% JS 40% AB 10% KG</i>	50	\$3,080 <i>\$2,360 salary \$720 benefits</i>	\$100	Prepare the LCP amendments and corollary amendments to the City's Zoning Code and Community Plan as necessary
Planning	\$67.63 <i>Staff: 33% KG 33% AB 33% JS</i>	50	\$3,380 <i>\$2,610 salary \$770 benefits</i>	\$2,000	Process the amendment package through the Planning Commission, City Council, and CCC for review and certification.
		486 hours	\$32,390	\$3,800	TOTALVALUE: \$36,190

G. BUDGET SUMMARY

Grant Application Budget Form

Organization Name: City of Del Mar
 Project Title: City of Del Mar LCP Amendment to Address Sea-Level Rise
 Requested Amount: \$100,000

	Grant Request Budget	Total Project Budget (if different)
Personnel:		
Salaries and Wages ⁽¹⁾		\$18,835
Benefits ⁽²⁾		\$6,115
<i>Total Personnel</i>		\$24,950
Operating Expenses		
Postage/Shipping		\$1,500
Supplies/Materials ⁽³⁾		\$2,300 (Mtg materials)
Travel ⁽⁴⁾		
Indirect Costs ⁽⁵⁾		
Other:		
- Engineering consultant		\$7,440 (City Engineer)
- Risk & Vulnerability Assessments	\$60,000	
- Adaptation Plan	\$40,000	\$53,810
- City Public Hearings		\$5,000 (technical consultant assistance)
- CCC Review/Certify		\$5,000 (technical consultant assistance)
<i>Total Operating Expenses</i>	\$100,000	\$75,050
Total Budget	\$100,000	\$100,000

⁽¹⁾ Attach an explanation of rate(s) and hours for each position for which funds are being requested. **-See In-kind Services**

⁽²⁾ Amount requested for benefits not to exceed 40% of amount requested for salary or wage. **-Confirmed**

⁽³⁾ Include a list of the major supplies and materials and how much they cost. **-Meeting materials**

⁽⁴⁾ Travel reimbursement rates are the same as similarly situated state employees.

⁽⁵⁾ Indirect costs include, for example, a pro rata share of rent, utilities, and salaries for certain positions indirectly supporting the proposed project but not directly staffing it. Amount requested for indirect costs should be capped at 10% of amount requested for "Total Personnel."

Exhibit 4a

California Coastal Commission Supplemental Form A: Adopted Priorities and Criteria

1. Public Benefit/Significance

A significant public benefit would be served through the preservation, protection and careful long-range planning of Del Mar's unique coastal resources from the effects of sea rise and coastal flooding. These include sensitive coastal habitat, lagoon and hillside open space, scenic resources, key transportation and infrastructure corridors, and State-owned land used for a variety of public activities. Though only two square miles in land area, the City of Del Mar has two linear miles of coastline and is a vibrant representation of coastal resources and important regional and statewide amenities. Since Del Mar is bordered by the Cities of Solana Beach to the north and San Diego to the east and south, an updated Del Mar Local Coastal Program (LCP) will contribute to a standard of regional significance for how other municipalities in San Diego County manage the effects of sea-level rise and coastal flooding in their jurisdictions. In terms of environmental stewardship, Del Mar is uniquely positioned between the San Dieguito River Valley and Los Peñasquitos Lagoon. Located just north of the Torrey Pines State Reserve, Del Mar is also home to one of our nation's rarest pine trees – *Pinus torreyana*, which is a protected tree in the City. An updated Del Mar LCP will provide safeguards necessary to preserve these types of areas from excessive erosion and sea-water inundation on fragile coastal ecosystems. Further, Del Mar is bisected by the North County Regional Transit Corridor which is the only north-south railway in San Diego County. Primarily used for passenger service by Amtrak and the North County Transit District's Coaster trains, the railway has crossings over both the San Dieguito and Los Peñasquitos Lagoons and is aligned along a 1.5-mile stretch of sensitive coastal bluff in the City. Understanding the effects of sea-level rise on the coastal bluff will be an integral part to the rail corridor's ongoing operations (whether in this location or alternate locations if the bluff alignment is abandoned) and preservation of Del Mar's most naturally-scenic stretch of bluff-to-beach coastline.

Differentiating Del Mar from other coastal jurisdictions in California, approximately one-fifth of the City's total land area is comprised of the state-owned Del Mar Racetrack and Fairground facility – one of Southern California's most-visited venues since 1937. Today, the facility provides a wide range of entertainment and low-cost visitor-serving opportunities, and directly influences the thriving coastal-dependent economy in north San Diego County (e.g, hotels, restaurants, and retail). Further, with the recent approval of two Coastal Development Permits by the California Coastal Commission (CCC) at the November 2013 hearing, the Del Mar Racetrack and Fairgrounds will continue its role well into the future with an expanded horse-race schedule and the use of the facility for several non-race events such as the San Diego County Fair and seasonal exhibitions. In addition, the Del Mar Racetrack was recently selected to host the 2017 Breeders' Cup. However, enjoyment of the facility comes with significant ecological and social costs as it is sited in an area of the San Dieguito River Valley that was once part of the greater lagoon basin. As a result, addressing sea-level rise and coastal flooding in the Del Mar LCP is vital to the long-term preservation of the ecologically-active portions of the San Dieguito Lagoon and bordering tidelands, and the ongoing operation of the Del Mar Racetrack and Fairground. Incorporating effective shoreline strategies into the Del Mar LCP will provide the City a long-range template to promote its most vital coastal resources, ensure that its abundance of coastal recreation areas remain available to the public, protect its vulnerable residential areas, and that its most popular visitor-serving amenities, such as the Del Mar Racetrack and Fairground, remains a success well into the future.

2. Relative Need for an LCP Update/Extent of Update

The Update is not a comprehensive overhaul of the certified Del Mar LCP, but a focused discussion on sea-level with associated policy changes. The Del Mar LCP Land Use Plan (LUP) was certified by the CCC on March 18, 1993, with certification of the Implementation Plan (IP) on September 11, 2001. Since 2001, Del Mar has processed eight LCP amendments ranging from revised parking standards to parcel-specific adjustments in land use. The last amendment was certified in February 2012 and changed a provision in the Lagoon Overlay Zone regarding wetland buffer consultation with the California Department of Fish and Game. The LCP LUP is considered consistent with the City's Comprehensive (General) Plan and the values of the City. For purposes of this Update, an overhaul of the Del Mar LCP will not be necessary. The Update is anticipated to add a new chapter to the IP specific to sea-level rise with adjustments to existing IP and LUP policies. The Update will implement the following goals of the Del Mar LUP: 1) Goal III-A (Shoreline Hazards) to establish a program to protect shoreline areas susceptible to storm flooding hazards; 2) Goal III-D (Flood Hazards) to minimize risks to life and property associated with flooding and flood waters; and 3) Goal VI-B (Wetland Protection) to preserve, protect, and where feasible, enhance the wetland areas of Del Mar.

Two primary issues need to be addressed in the Del Mar LCP: 1) Retreat strategies; and 2) Protection strategies. The Del Mar LCP currently does not include Retreat strategies to promote the long-term preservation of its bluffs and beaches, or the San Dieguito Lagoon State Marine Conservation Area (SMCA) and Los Peñasquitos Lagoon from the impacts of rising tidal action. Likewise, the Del Mar LCP does not currently include Protection strategies to maintain its key City beaches and public access points, transportation and utility infrastructure, the Del Mar Racetrack and Fairgrounds, or vulnerable residential areas. Absent these strategies, the Del Mar LCP is not positioned to implement the long-range vision for sea-rise management envisioned by the California Coastal Act. Conversely, the Del Mar LCP does include limited Accommodation strategies designed to restrict development in lagoons, floodways, and floodplains. However, the existing Accommodation strategies were not designed for the purpose of addressing sea-level rise, but incorporated to protect the City's lagoons and floodways from encroaching development and to reduce human risk from flood events. Some of these strategies require development setbacks from the lagoons, prohibitions on development in floodways, and restrictions on habitable use when development is proposed within a floodplain. As part of the Update, these strategies will be evaluated for their effectiveness with accommodating the effects of sea-level rise and may be enhanced to accommodate sea-level rise. As previously described in *Project Description: Approach*, the Update will be focused on those areas of the City that are found to be most vulnerable to the effects of sea-level rise and coastal flooding (i.e., the Planning Area).

During the design of the Adaptation Plan, Accommodation, Protection, and Retreat strategies will be selected and designed for each sub-area.

1. Accommodation strategies may consider the following:
 - a. Evaluate existing strategies in the Del Mar LCP Lagoon Overlay Zone, Floodplain Zone and Floodway Zone and identify opportunities to protect sensitive wetlands and beaches, mitigate collateral damage associated with sea-level rise and major storm events, and increase development's resilience to flood protection.

- b. May include restriction on use and development in the form of setback buffers, public safety requirements, utility protections, structure removal requirements, conservation/open space easements, grading and drainage limitations, and a prohibition on flood protection devices.
- 2. Protection strategies may consider the following:
 - a. Identify developed areas to defend with hard- or soft-engineering (armoring) measures to prevent the landward migration of beaches and wetlands as the mean high tide line (MHTL) encroaches landward.
 - i. Hard-engineering stabilizes the shoreline with permanent devices including rip rap, revetments, and sea walls. Though hard armoring has been the default coastal adaptation strategy in California to offset sea-rise and coastal flooding impacts, serious consideration will be given to areas designated for hard armoring since it results in high economic, environmental, and social costs.
 - ii. Soft-engineering strengthens the coastline through the use of natural structures including sand nourishment and the placement of gravel, dune grass/native vegetation and wetland construction.
- 3. Retreat strategies may consider the following:
 - a. Identify areas to channel new and existing development out of vulnerable areas with provisions for existing development to be relocated or demolished when inundation occurs.
 - b. Restrict the expansion of existing hard-armoring devices with preference for natural inland migration of wetlands and beaches.
 - c. Consideration for areas of rolling easements – migrating development restrictions tied to the MHTL to prevent development from interfering with natural landward migration of wetlands and beaches. As the MHTL migrates inland, development restrictions also migrate inland. Rolling easements would not restrict a private property owner's use of their property until the sea level rises to a point where the property is threatened.

Since incorporation in 1959, Del Mar has strived to be the regional leader in coastal stewardship and has always embraced opportunities to preserve, restore, and protect its most valuable resources. Past efforts have included the restoration of the San Dieguito wetlands, an \$86 million dollar project funded by Southern California Edison to rejuvenate 150 acres of natural habitat lost to filling activities associated with highway construction, residential land development, the Del Mar Fairgrounds, and a former World War II airport. This project also saw the creation of the Crest to Coast trail which includes two key segments in Del Mar – the Lagoon Boardwalk along the north side of San Dieguito Lagoon and RiverPath Del Mar which extends along the south side of the lagoon. In 1993, Del Mar implemented a contentious beach preservation initiative that saw the removal of hundreds of private encroachments on the stretch of sand between 29th Street and Powerhouse Park. Further, the initiative established a protected boundary line by which all future beachfront development must maintain so as to protect public access to and along the shoreline, while promoting public safety, health and welfare, and providing for the protection of private property. However, unless examined as part of a citywide sea-rise analysis, these efforts remain threatened and vulnerable to the effects of sea-rise and coastal flooding impacts.

In an effort to reduce costs and continue to build collaboration with other stakeholders in the San Diego region, the Update is anticipated to utilize existing studies and projections that included sea-rise projection analysis. These include the following:

1. Coastal Data Information Program at Scripps Institution of Oceanography
2. CCC Sea-Level Rise Policy Guide (currently in draft form)
3. Sea-rise projection analysis in the San Diego Bay Sea Level Rise Strategy facilitated by Local Governments for Sustainability USA
4. Sea-rise projection and mitigation analysis in the San Diego County Hazard Mitigation Plan Update, of which the City is an active participatory member
5. Bridge assessment analysis from the San Diego Double Track Project for replacement of the Camino Del Mar pedestrian and vehicle bridge and the railroad trestle bridge crossing the inlet to the San Dieguito Lagoon

3. Addressing the Effects of Climate Change

As part of the Update, the City plans to evaluate additional measures to further reduce the effects of climate change on the environment. This includes a special emphasis on the coastline since the by-product of a changing climate is an increase in the MHTL. As the MHTL rises, landward wetland and beach migration is expected to inundate Del Mar's beaches, bluffs, and lagoons with ocean water and storm surge, in addition to key beach access points, transportation and utility infrastructure, the Del Mar Racetrack and Fairgrounds, and potentially vulnerable residential and commercial areas. This Update will be focused on developing sea-level rise strategies for inclusion in the Del Mar LCP and, as part of that effort, the City will conduct public outreach and education about climate change adaptation. The Update will incorporate analysis completed as part of the City's Greenhouse Gas Inventory and utilize its ongoing partnership with the Climate Collaborative Network (CCN) of which the City is an active participating member. Organized by The San Diego Foundation, the CCN is comprised of representatives from local governments, public agencies, and technical assistance providers to share and discuss climate action planning tools, new and potential services from technical assistance organizations, and opportunities to engage in collaborative climate action projects. The San Diego Foundation endorsed the City's grant application for sea-level rise planning and the City looks forward to sharing information with the CCN during the Update.

4. Likelihood of Success/Effectiveness

In order to improve the effectiveness of the Update, the City is committed to facilitate community and stakeholder outreach throughout the Update process in order to obtain input on vulnerability, risk, and adaptation planning efforts well before formal amendment language is brought to the City Council for consideration. As part of the City's outreach efforts, at minimum, the following groups will be invited to participate in the Del Mar LCP Update: 1) Del Mar residents, businesses, and interest groups, especially those in the Planning Area; 2) Cities of Solana Beach, Encinitas, Carlsbad, and the City and County of San Diego; 3) The San Diego Foundation; 4) Surfrider Foundation, San Diego Chapter; 5) San Diego Coastkeeper; 6) San Dieguito River Valley Joint Powers Authority; 7) San Dieguito River Valley Conservancy; 8) Friends of San Dieguito River Valley; 9) Sierra Club, San Diego Chapter; 10) Scripps Institute of Oceanography, School of Marine Sciences; 11) San Diego County Supervisor, District 3; 12) State Assembly Member, District 78; and 13) State Senator, District 39. The following organizations have endorsed the

City's grant application for sea-level rise planning (see attached letters): The San Diego Foundation; Surfrider Foundation, San Diego Chapter; San Dieguito River Park Joint Powers Authority; and San Diego Coastkeeper. Following, the City Council would then process ancillary updates to the City's Community (General) Plan and Municipal Code to create consistency with the LCP amendments completed as part of the Update.

5. Workload and Permit Streamlining

The majority of Del Mar's special provisions designed to preserve and protect its coastal resources are regulated through the use of Overlay Zones in the LCP. Incorporating a new Overlay Zone to implement the shoreline management strategies identified in an Adaptation Plan is anticipated to work well within the current Del Mar planning review process. Regulating each of the sub-areas evaluated in the Planning Area would be implemented through an Overlay Zone included in the IP segment of the Del Mar LCP. Represented both visually and in text form, the Overlay Zone allows the public and staff to understand the use and development regulations for each sub-area included. The City actively uses Overlay Zoning as a regulatory tool to add special provisions in addition to those in the underlying base zone. Active Overlay Zones in Del Mar include the following: 1) Beach Overlay Zone; 2) Bluff, Slope and Canyon Overlay Zone; 3) Lagoon Overlay Zone; 4) Downtown Initiative Overlay Zone; 5) Coastal Bluff Overlay Zone; 6) Floodplain Overlay Zone; 7) Historic Preservation Overlay Zone; and 8) Open Space Overlay Zone.

6. Project Integration/Leverage/Matching Funds

Del Mar estimates the total cost of the Update will be \$200,000. As such, the City has committed itself to fully match the requested grant award of \$100,000 from the CCC, the Ocean Protection Council (OPC), or a combination of both. For the City's match, the City Council has allocated up to \$63,810 in matching funds and \$36,190 in in-kind services to offset the remaining costs anticipated for preparation of technical studies necessary for preparation of the LCP amendment, staff time, and materials. Technical studies will include the preparation of a Vulnerability Assessment, Risk Assessment, and Adaptation Plan. In-kind services will be provided by Del Mar Planning and Engineering staff for the following components of the Update:

1. Manage day-to-day project organization, communication, and consultant services.
2. Review technical reports for consistency with existing policy and practice.
3. Facilitate community and stakeholder outreach including any necessary expenses associated with travel, meeting organization, communications and presentation materials.
4. Prepare the LCP amendments and corollary amendments to the City's Zoning Code and Community Plan as necessary.
5. Process the amendment package through the Planning Commission, City Council, and CCC for review and certification.

No other funding sources have been identified or committed to date. On November 22, 2013, the City submitted a grant application to the CCC as part of the first round of sea-level rise funding. On December 20, 2013, staff was notified that the City's request was not recommended for funding due to limited funding. We understand that the first round of funding was prioritized to those jurisdictions that were already underway with an LCP certification.

Exhibit 4b

Ocean Protection Council Supplemental Form B: Additional Project Description

a. Need

As previously noted in *Project Description: Approach*, two primary issues need to be addressed in the Del Mar LCP: 1) Retreat strategies; and 2) Protection strategies. Absent strategies for Retreat and Protection, the certified Del Mar Local Coastal Program (LCP) is not positioned to implement the long-range vision for sea-rise management envisioned by the California Coastal Act or California Ocean Protection Act. The Del Mar LCP currently does not include Retreat strategies to promote the long-term preservation of its bluffs and beaches, or the San Dieguito Lagoon State Marine Conservation Area (SMCA) and Los Peñasquitos Lagoon from the impacts of rising tidal action. Likewise, the Del Mar LCP does not currently include Protection strategies to maintain its key City beaches, parks and public access points, transportation and utility infrastructure, the Del Mar Racetrack and Fairgrounds, or vulnerable residential areas. As demonstrated by the attached Sea-Level Rise and Coastal Flooding Analysis maps¹ and historical photos included in the application submittal, many of the City's key public areas are subject to severe inundation by sea-rise and coastal-flooding impacts.

Conversely, the Del Mar LCP does include limited Accommodation strategies that the City has designed to restrict development in lagoons, floodways, and floodplains. However, the existing Accommodation strategies were not designed for the purpose of addressing sea-level rise, but incorporated to protect the City's lagoons and floodways from encroaching development and to reduce human risk from flood events. Some of these strategies require development setbacks from the lagoons, prohibitions on development in floodways, and restrictions on habitable use when development is proposed within a floodplain. As part of the Update, these strategies will continue to be evaluated for their effectiveness with accommodating the effects of sea-level rise and may be enhanced to accommodate sea-level rise.

In an effort to reduce costs and continue to build collaboration with other stakeholders in the San Diego region, the Update is anticipated to utilize existing studies and projections that included sea-rise projection analysis. These include the following:

1. Coastal Data Information Program at Scripps Institution of Oceanography
2. CCC Sea-Level Rise Policy Guide (currently in draft form)
3. Sea-rise projection analysis in the San Diego Bay Sea Level Rise Strategy facilitated by Local Governments for Sustainability USA
4. Sea-rise projection and mitigation analysis in the San Diego County Hazard Mitigation Plan Update, of which the City is an active participatory member
5. Bridge assessment analysis from the San Diego Double Track Project for replacement of the Camino Del Mar pedestrian and vehicle bridge and the railroad trestle bridge crossing the inlet to the San Dieguito Lagoon

Since incorporation in 1959, Del Mar has strived to be the regional leader in coastal stewardship and has always embraced opportunities to preserve, restore, and protect its most valuable resources. Past efforts have included the restoration of the San Dieguito wetlands, an \$86

¹ Impacts shown at a 3-foot and 6-foot increase in sea rise; NOAA Sea Level Rise and Coastal Impacts Viewer, 2013.

million dollar project funded by Southern California Edison to rejuvenate 150 acres of natural habitat lost to filling activities associated with highway construction, residential land development, the Del Mar Fairgrounds, and a former World War II airport. This project also saw the creation of the Crest to Coast trail which includes two key segments in Del Mar – the Lagoon Boardwalk along the north side of San Dieguito Lagoon and RiverPath Del Mar which extends along the south side of the lagoon. In 1993, Del Mar implemented a contentious beach preservation initiative that saw the removal of hundreds of private encroachments on the stretch of sand between 29th Street and Powerhouse Park. Further, the initiative established a protected boundary line by which all future beachfront development must maintain so as to protect public access to and along the shoreline, while promoting public safety, health and welfare, and providing for the protection of private property. However, unless examined as part of a citywide sea-rise analysis, these efforts remain threatened and vulnerable to the effects of sea-rise and coastal flooding.

b. Benefit

A significant public benefit would be served through the preservation, protection and careful long-range planning of Del Mar's unique coastal resources from the effects of sea rise and coastal flooding. These include sensitive coastal habitat, lagoon and hillside open space, scenic resources, key transportation and infrastructure corridors, and State-owned land used for a variety of public activities. Though only two square miles in land area, the City of Del Mar has two linear miles of coastline and is a vibrant representation of coastal resources and important regional and statewide amenities. Since Del Mar is bordered by the Cities of Solana Beach to the north and San Diego to the east and south, an updated Del Mar LCP will contribute to a standard of regional significance for how other municipalities in San Diego County manage the effects of sea-level rise and coastal flooding in their jurisdictions. In terms of environmental stewardship, Del Mar is uniquely positioned between the San Dieguito River Valley and Los Peñasquitos Lagoon. Located just north of the Torrey Pines State Reserve, Del Mar is also home to one of our nation's rarest pine trees – *Pinus torreyana*, which is a protected tree in the City. An updated Del Mar LCP will provide safeguards necessary to preserve these types of areas from excessive erosion and sea-water inundation on fragile coastal ecosystems.

Further, Del Mar is bisected by the North County Regional Transit Corridor which is the only north-south railway in San Diego County. Primarily used for passenger service by Amtrak and the North County Transit District's Coaster trains, the railway has crossings over both the San Dieguito and Los Peñasquitos Lagoons and is aligned along a 1.5-mile stretch of sensitive coastal bluff in the City. Understanding the effects of sea-level rise on the coastal bluff will be an integral part to the rail corridor's ongoing operations (whether in this location or alternate locations if the bluff alignment is abandoned) and preservation of Del Mar's most naturally-scenic stretch of bluff-to-beach coastline.

Differentiating Del Mar from other coastal jurisdictions in California, approximately one-fifth of the City's total land area is comprised of the state-owned Del Mar Racetrack and Fairground facility – one of Southern California's most-visited venues since 1937. Today, the facility provides a wide range of entertainment and low-cost visitor-serving opportunities, and directly

influences the thriving coastal-dependent economy in north San Diego County (e.g., hotels, restaurants, and retail). Further, with the recent approval of two Coastal Development Permits by the California Coastal Commission (CCC) at the November 2013 hearing, the Del Mar Racetrack and Fairgrounds will continue its role well into the future with an expanded horse-race schedule and the use of the facility for several non-race events such as the San Diego County Fair and seasonal exhibitions. In addition, the Del Mar Racetrack was recently selected to host the 2017 Breeders' Cup. However, enjoyment of the facility comes with significant ecological and social costs as it is sited in an area of the San Dieguito River Valley that was once part of the greater lagoon basin. As a result, addressing sea-level rise and coastal flooding in the Del Mar LCP is vital to the long-term preservation of the ecologically-active portions of the San Dieguito Lagoon and bordering tidelands, and the ongoing operation of the Del Mar Racetrack and Fairground. Incorporating effective shoreline strategies into the Del Mar LCP will provide the City a long-range template to promote its most vital coastal resources, ensure that its abundance of coastal recreation areas remain available to the public, protect its vulnerable residential areas, and that its most popular visitor-serving amenities, such as the Del Mar Racetrack and Fairground, remains a success well into the future.

c. Transferability

Information obtained as part of the Update would be readily made available to adjacent coastal municipalities including Solana Beach, Encinitas, Carlsbad and the City and County of San Diego, in addition to the 22nd District Agricultural Association which operates the Del Mar Racetrack and Fairground facility. Further, data would be made available to: 1) the Coastal Data Information Program at Scripps Institution of Oceanography; 2) Local Governments for Sustainability USA to assist in the preparation of the San Diego Bay Sea Level Rise Strategy; and 3) San Diego County to assist in the preparation of the County Hazard Mitigation Plan Update, of which the City is an active participatory member. Further, ancillary updates to the City's Community (General) Plan and Municipal Code would also be made to create consistency with the LCP amendments completed as part of the Update.

As part of the Update, the City plans to evaluate additional measures to further reduce the effects of climate change on the environment. This includes a special emphasis on the coastline since the by-product of a changing climate is an increase in the mean high tide line (MHTL). As the MHTL rises, landward wetland and beach migration is expected to inundate Del Mar's beaches, bluffs, and lagoons with ocean water and storm surge, in addition to key beach access points, transportation and utility infrastructure, the Del Mar Racetrack and Fairgrounds, and potentially vulnerable residential and commercial areas. The Update will be focused on developing sea-level rise strategies for inclusion in the Del Mar LCP and, as part of that effort, the City will conduct public outreach and education about climate change adaptation. The update will incorporate analysis completed as part of the City's Greenhouse Gas Inventory and utilize its ongoing partnership with the Climate Collaborative Network (CCN) of which the City is an active participating member. Organized by The San Diego Foundation, the CCN is comprised of representatives from local governments, public agencies, and technical assistance providers to share and discuss climate action planning tools, new and potential services from technical assistance organizations, and opportunities to engage in collaborative climate action projects.

The San Diego Foundation endorsed the City's grant application and the City looks forward to sharing information with the CCN as it becomes available during the Update.

d. Implementation

The Update is not a comprehensive overhaul of the Del Mar LCP, but a focused discussion on sea-level with associated policy changes. The Del Mar LCP Land Use Plan (LUP) was certified by the CCC on March 18, 1993, with certification of the Implementation Plan (IP) on September 11, 2001. Since 2001, Del Mar has processed eight LCP amendments ranging from revised parking standards to parcel-specific adjustments in land use. The last amendment was certified in February 2012 and changed a provision in the Lagoon Overlay Zone regarding wetland buffer consultation with the California Department of Fish and Game. The LCP LUP is considered consistent with the City's Comprehensive (General) Plan and the values of the City. For purposes of this Update, an overhaul of the Del Mar LCP will not be necessary. The Update is anticipated to add a new chapter to the IP specific to sea-level rise with adjustments to the existing IP and LUP policies.

The Update will implement the following goals of the Del Mar LUP: 1) Goal III-A (Shoreline Hazards) to establish a program to protect shoreline areas susceptible to storm flooding hazards; 2) Goal III-D (Flood Hazards) to minimize risks to life and property associated with flooding and flood waters; and 3) Goal VI-B (Wetland Protection) to preserve, protect, and where feasible, enhance the wetland areas of Del Mar.

As previously described in *Project Description: Approach*, the Update will be focused on those areas of the City that are found to be most vulnerable to the effects of sea-level rise and coastal flooding (i.e., the Planning Area).

During the design of the Adaptation Plan, Accommodation, Protection, and Retreat strategies will be selected and designed for each sub-area.

1. Accommodation strategies may consider the following:
 - a. Evaluate existing strategies in the Del Mar LCP Lagoon Overlay Zone, Floodplain Zone and Floodway Zone and identify opportunities to protect sensitive wetlands and beaches, mitigate collateral damage associated with sea-level rise and major storm events, and increase development's resilience to flood protection.
 - b. May include restriction on use and development in the form of setback buffers, public safety requirements, utility protections, structure removal requirements, conservation/open space easements, grading and drainage limitations, and a prohibition on flood protection devices.
2. Protection strategies may consider the following:
 - a. Identify developed areas to defend with hard- or soft-engineering (armoring) measures to prevent the landward migration of beaches and wetlands as the MHTL encroaches landward.

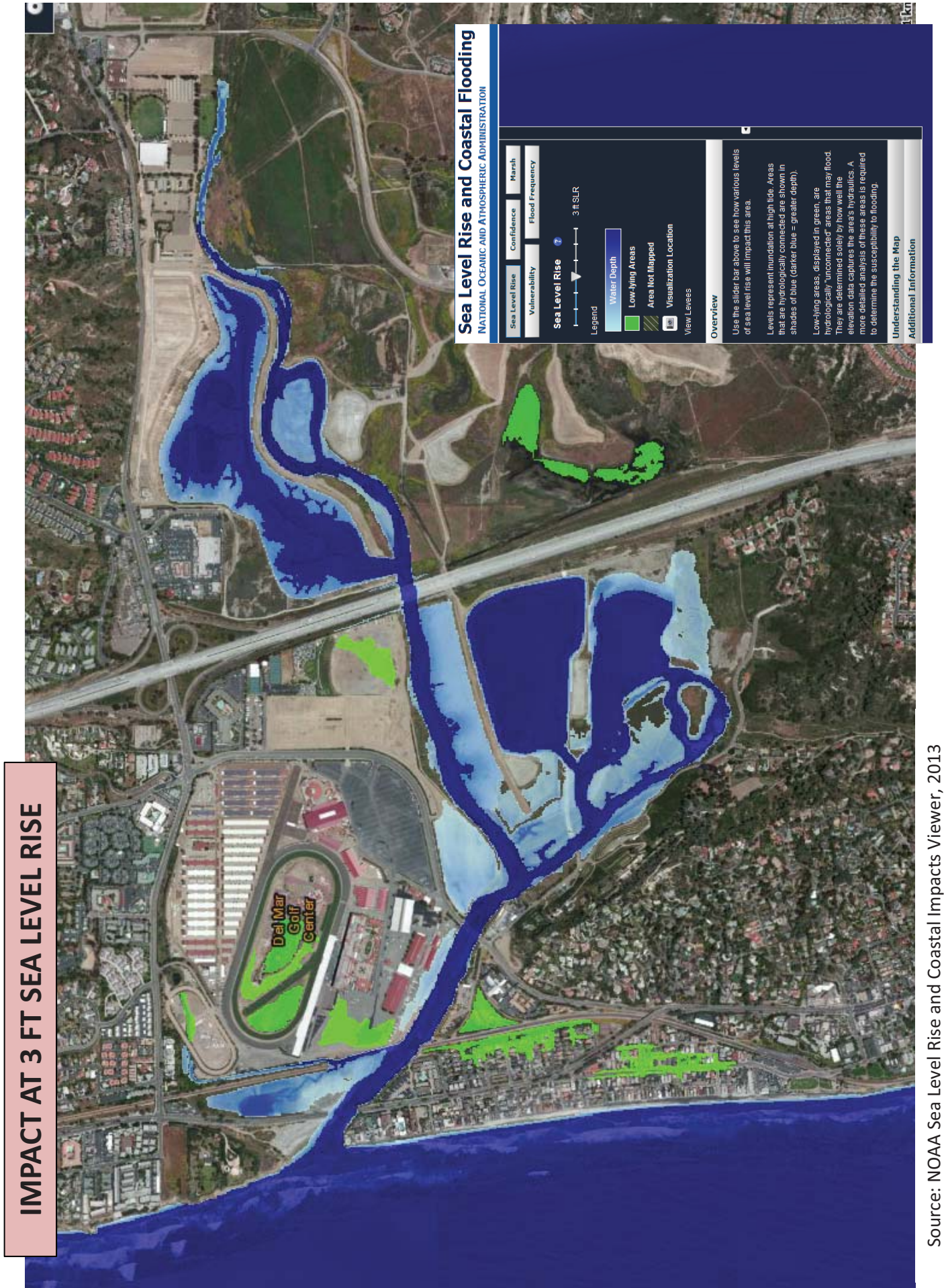
- i. Hard-engineering stabilizes the shoreline with permanent devices including rip rap, revetments, and sea walls. Though hard armoring has been the default coastal adaptation strategy in California to offset sea-rise and coastal flooding impacts, serious consideration will be given to areas designated for hard armoring since it results in high economic, environmental, and social costs.
 - ii. Soft-engineering strengthens the coastline through the use of natural structures including sand nourishment and the placement of gravel, dune grass/native vegetation and wetland construction.
3. Retreat strategies may consider the following:
 - a. Identify areas to channel new and existing development out of vulnerable areas with provisions for existing development to be relocated or demolished when inundation occurs.
 - b. Restrict the expansion of existing hard-armoring devices with preference for natural inland migration of wetlands and beaches.
 - c. Consideration for areas of rolling easements – migrating development restrictions tied to the MHTL to prevent development from interfering with natural landward migration of wetlands and beaches. As the MHTL migrates inland, development restrictions also migrate inland. Rolling easements would not restrict a private property owner's use of their property until the sea level rises to a point where the property is threatened.

In order to improve the effectiveness of the Update, the City is committed to facilitate community and stakeholder outreach throughout the update process in order to obtain input on vulnerability, risk, and adaptation planning efforts well before formal amendment language is brought to the City Council for consideration. As part of the City's outreach efforts, at minimum, the following groups will be invited to participate in the Del Mar LCP Update: 1) Del Mar residents, businesses, and interest groups, especially those in the Planning Area; 2) Cities of Solana Beach, Encinitas, Carlsbad, and the City and County of San Diego; 3) The San Diego Foundation; 4) Surfrider Foundation, San Diego Chapter; 5) San Diego Coastkeeper; 6) San Dieguito River Valley Joint Powers Authority; 7) San Dieguito River Valley Conservancy; 8) Friends of San Dieguito River Valley; 9) Sierra Club, San Diego Chapter; 10) Scripps Institute of Oceanography, School of Marine Sciences; 11) San Diego County Supervisor, District 3; 12) State Assembly Member, District 78; and 13) State Senator, District 39. The following organizations have endorsed the City's grant application for sea-level rise planning (see attached letters): The San Diego Foundation; Surfrider Foundation, San Diego Chapter; San Dieguito River Park Joint Powers Authority; and San Diego Coastkeeper.

Del Mar estimates the total cost of the Update will be \$200,000. As such, the City has committed itself to fully match the requested grant award of \$100,000 from the Ocean Protection Council, the California Coastal Commission (CCC), or a combination of both. For the City's match, the City Council has allocated up to \$63,810 in matching funds and \$36,190 in in-kind services to offset the remaining costs anticipated for preparation of technical studies necessary for preparation of the LCP amendment, staff time, and materials.

Exhibit 5

Sea-Level Rise Projection Maps



EXTREME AT 6 FT SEA LEVEL RISE

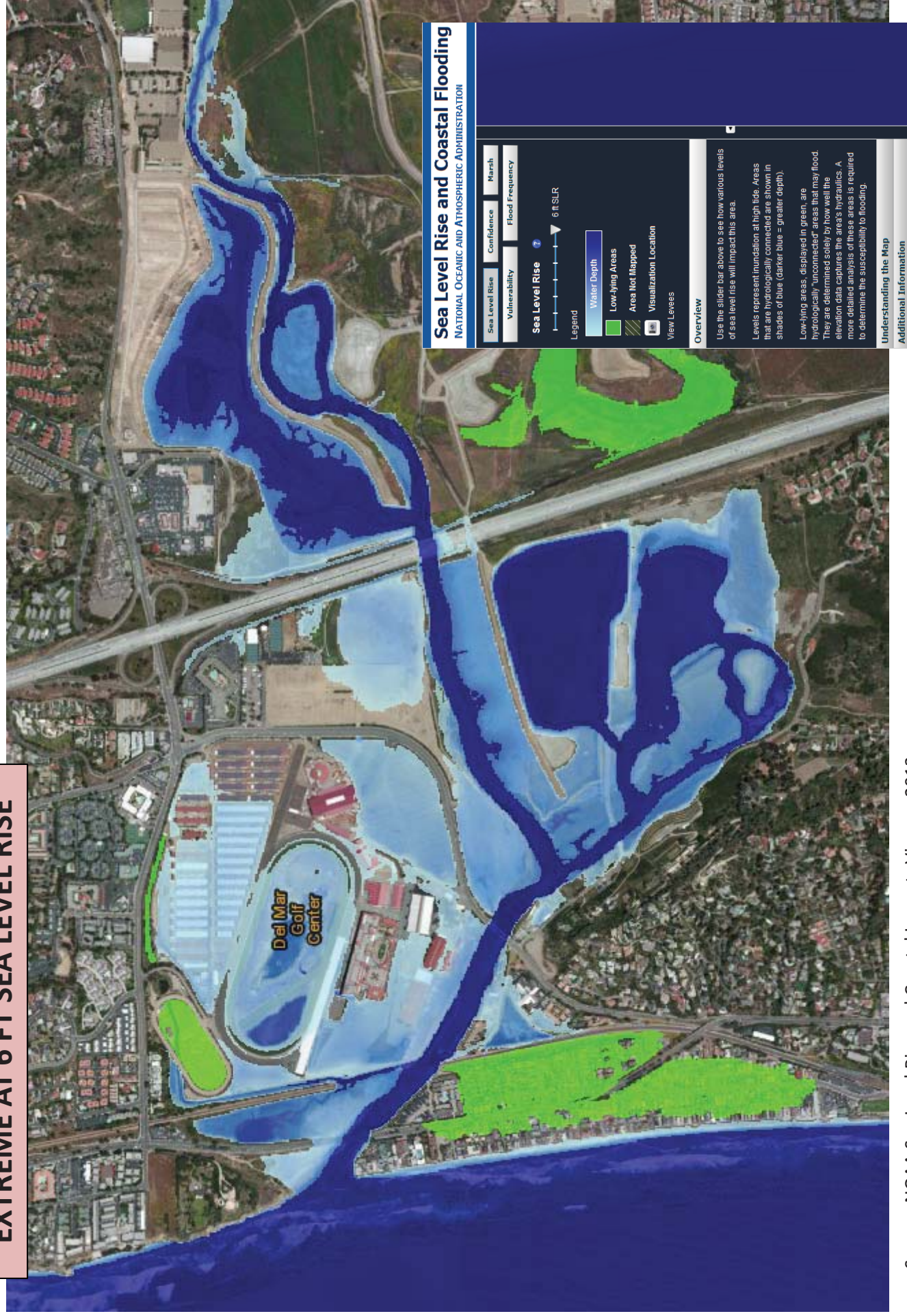
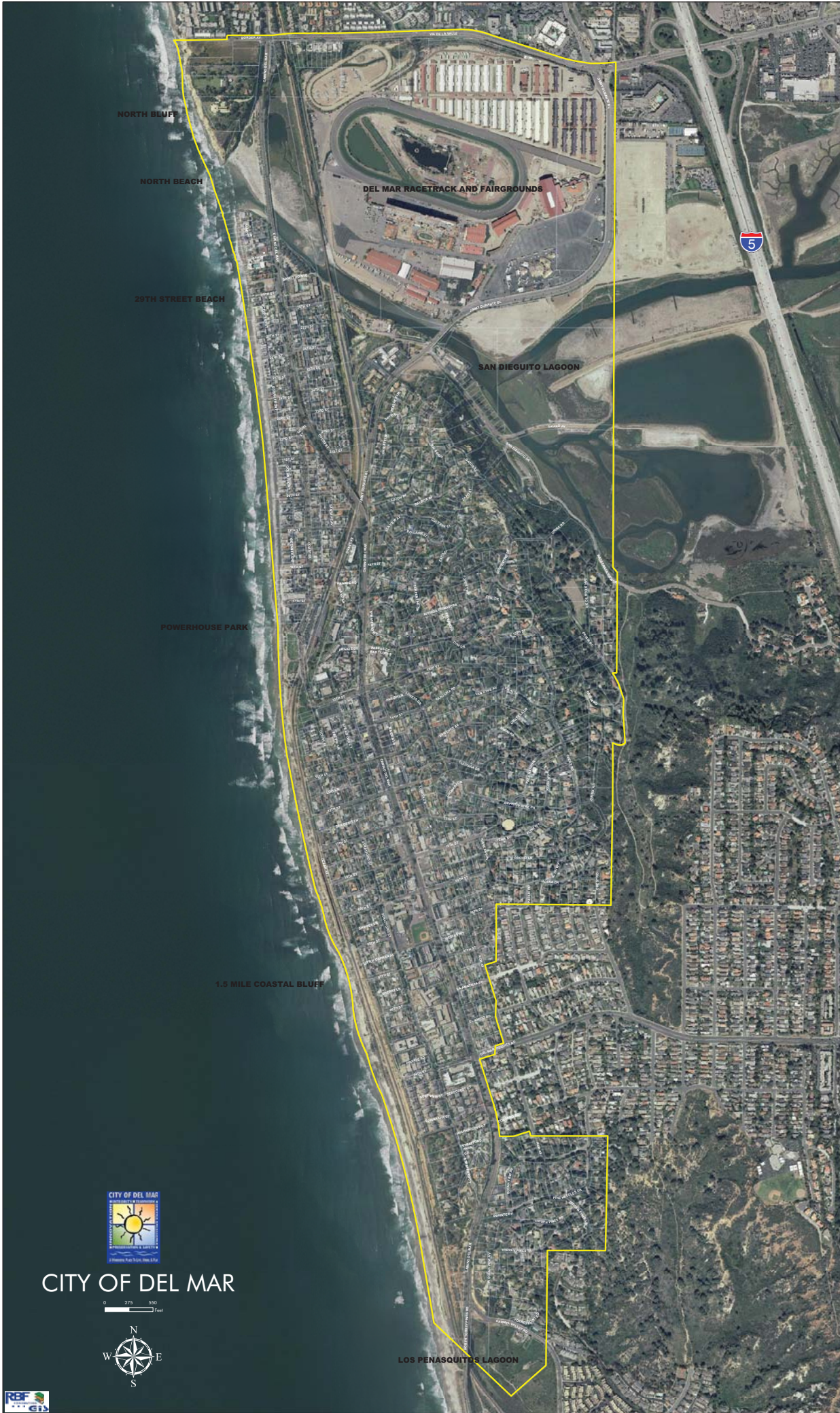


Exhibit 6

Preliminary Planning Area



CITY OF DEL MAR

0 275 550 Feet



Exhibit 7

Letters of Support



TEL. 619.758.7743
FAX 619.224.4638

ADDRESS 2825 DEWEY ROAD, SUITE # 200
SAN DIEGO, CALIFORNIA 92106

WWW.SDCOASTKEEPER.ORG

ONE ORGANIZATION PROTECTING 100% OF THE COAST

May 29, 2014

Hilary Papendick
Statewide LCP Grant Coordinator
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

RE: Endorsement of the City of Del Mar Grant Application

Dear Ms. Papendick:

San Diego Coastkeeper, an organization dedicated to protecting and restoring fishable, swimmable, and drinkable waters in San Diego County, would like to offer their support for the City of Del Mar's grant application to update their certified Local Coastal Program (LCP). We agree that the current LCP does not fully address accommodation strategies that are needed for climate change-induced sea level rise, and that additional funds are needed in order to ensure that the City of Del Mar is properly prepared to confront the changes to their coastline.

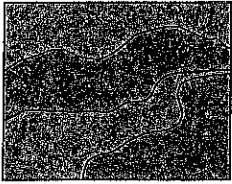
San Diego Coastkeeper strongly supports LCPs that are strong and enforceable plans that not only comply with all state environmental regulations, but prepare for sea level rise in the most environmentally conscious way possible. The Del Mar coastline includes areas that are important to the culture, economy, and wildlife of San Diego, such as the San Dieguito Lagoon State Marine Conservation Area, as well as many City beaches. Therefore, it is important that any updates to the plan continue to protect and sustainably manage these environmentally sensitive areas.

With this in mind, it is important that the targeted management strategies eventually adopted by the updated LCP implement low impact development (LID) practices and principals to reduce storm water runoff and protect water quality. In addition, we advise consultation with local environmental groups prior to the use of sea walls, given their impact on sensitive coastal habitat as well as public access to beaches. Finally, any updates to the plan should include a commitment to minimizing greenhouse gas (GHG) emissions in the implementation of all targeted strategies.

We look forward to monitoring the progress of the updated LCP and working with the City of Del Mar to ensure its implementation is in line with the best interests of San Diego's water quality.

Sincerely,

Megan Baehrens
Executive Director



San Dieguito River Park
Joint Powers Authority
18372 Sycamore Creek Road
Escondido, CA 92025
(858) 674-2270 Fax (858) 674-2280
www.sdrp.org

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Citizens Advisory Committee

Becky Bartling, Ex Officio
22nd District Agricultural Assoc.

Dick Bobertz
Executive Director

June 20, 2014

Hilary Papendick, Statewide LCP Grant Coordinator
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

**Re: City of Del Mar LCP Planning/Sea Level Rise Grant Program
Application**

Dear Ms. Papendick,

On behalf of the San Dieguito River Park JPA, I am pleased to offer support of the City of Del Mar's grant application to the California Coastal Commission and California Ocean Protection Council for LCP and Sea-level Rise Planning. Several areas of the City are subject to effects of sea-level rise including the San Dieguito Lagoon and bordering tidelands, North Beach and the public beach from 29th Street to Powerhouse Park, and the 1.5 mile coastal bluff and public beach stretching south to the City limit. Many of these areas are in the San Dieguito River Park's Focused Planning Area. If awarded, we support the City's use of grant funds to update its certified Local Coastal Program with sea-level rise provisions to protect and enhance these sensitive coastal resources.

I urge the Coastal Commission and Ocean Protection Council to award a grant to the City of Del Mar for this project.

Sincerely,

County Supervisor Dave Roberts
Chair, San Dieguito River Park Joint Powers Authority



Surfrider Foundation San Diego County Chapter

9883 Pacific Heights Blvd, Suite D
San Diego, CA 92121
Phone: (858) 622-9661 Fax: (858) 622-9961

Dedicated to the protection and enjoyment of our oceans, waves and beaches.

June 3, 2014

Hilary Papendick
Statewide LCP Grants Coordinator
California Coastal Commission
45 Fremont St, Suite 2000
San Francisco, CA 94105

Dear Mrs. Papendick,

This serves as a letter of support for the City of Del Mar's request for grant funding to update its certified Local Coastal Program (LCP) for sea-level rise planning. We encourage the California Coastal Commission to approve this grant application so that the City of Del Mar is better able to prepare for the threat of sea-level rise and coastal flooding.

Del Mar is one of the lowest lying cities in San Diego County, and several areas are vulnerable to the effects of sea-level rise and coastal flooding. The San Dieguito Lagoon State Marine Conservation Area, and coastal recreation areas including North Beach and the stretch from 29th Street to Powerhouse Park, and approximately 1.5 miles of coastal bluffs, are all areas that require a long-term preservation plan.

While the City's LCP includes limited strategies for Protection and Accommodation, they are limited in scope. The City's LCP does not include Protection strategies to maintain key City beaches, vulnerable residential and commercial areas, infrastructure, or the Del Mar Racetrack/Fairgrounds. Likewise, the City's LCP does not include Retreat strategies to promote the long-term preservation of the San Dieguito Lagoon State Marine Conservation Area (SMCA) from the impacts of rising tidal action.

Grant funding will allow the City of Del Mar to plan for retreat strategies to ensure protection from sea-level rise and coastal flooding. The City of Del Mar's work plan outline appears to be sound, including an Adaptation Plan that identifies Protection, Accommodation, and Retreat strategies in the Planning Area. Furthermore, they are committed to an update to their certified LCP pursuant to the provisions of the California Coastal Act, with full public participation and coordination with CCC staff. Their in-kind matching funds of \$100,000, upon award of the Coastal Commission LCP Grant Program, further demonstrates their commitment.

For our oceans, waves & beaches,

Roger Kube

Roger Kube
Chair
Surfrider Foundation
San Diego County Chapter
Ph: 619-701-4027

The Surfrider Foundation is a non-profit grassroots organization dedicated to the protection and enjoyment of our world's oceans, waves and beaches through a powerful activist network. Founded in 1984 by a handful of visionary surfers in Malibu, California, the Surfrider Foundation now maintains over 250,000 supporters, activists and members worldwide. For an overview of the Surfrider Foundation San Diego Chapter's current campaigns, programs and initiatives go to www.surfridersd.org or contact us at info@surfridersd.org or (858) 622-9661.



Surfrider Foundation San Diego County Chapter

9883 Pacific Heights Blvd, Suite D
San Diego, CA 92121
Phone: (858) 622-9661 Fax: (858) 622-9961

Dedicated to the protection and enjoyment of our oceans, waves and beaches.

June 3, 2014

Abe Doherty
California Ocean Protection Council
California Natural Resources Agency
1416 Ninth Street, Suite 1311
Sacramento, CA 95814

Dear Mr. Doherty,

This serves as a letter of support for the City of Del Mar's request for grant funding to update its certified Local Coastal Program (LCP) for sea-level rise planning. We encourage the California Ocean Protection Council to approve this grant application so that the City of Del Mar is better able to prepare for the threat of sea-level rise and coastal flooding.

Del Mar is one of the lowest lying cities in San Diego County, and several areas are vulnerable to the effects of sea-level rise and coastal flooding. The San Dieguito Lagoon State Marine Conservation Area, and coastal recreation areas including North Beach and the stretch from 29th Street to Powerhouse Park, and approximately 1.5 miles of coastal bluffs, are all areas that require a long-term preservation plan.

While the City's LCP includes limited strategies for Protection and Accommodation, they are limited in scope. The City's LCP does not include Protection strategies to maintain key City beaches, vulnerable residential and commercial areas, infrastructure, or the Del Mar Racetrack/Fairgrounds. Likewise, the City's LCP does not include Retreat strategies to promote the long-term preservation of the San Dieguito Lagoon State Marine Conservation Area (SMCA) from the impacts of rising tidal action.

Grant funding will allow the City of Del Mar to plan for retreat strategies to ensure protection from sea-level rise and coastal flooding. The City of Del Mar's work plan outline appears to be sound, including an Adaptation Plan that identifies Protection, Accommodation, and Retreat strategies in the Planning Area. Furthermore, they are committed to an update to their certified LCP pursuant to the provisions of the California Coastal Act, with full public participation and coordination with CCC staff. Their in-kind matching funds of \$100,000, upon award of the OPC LCP SLR Grant, further demonstrates their commitment.

For our oceans, waves & beaches,

Roger Kube

Roger Kube
Chair
Surfrider Foundation
San Diego County Chapter
Ph: 619-701-4027

The Surfrider Foundation is a non-profit grassroots organization dedicated to the protection and enjoyment of our world's oceans, waves and beaches through a powerful activist network. Founded in 1984 by a handful of visionary surfers in Malibu, California, the Surfrider Foundation now maintains over 250,000 supporters, activists and members worldwide. For an overview of the Surfrider Foundation San Diego Chapter's current campaigns, programs and initiatives go to www.surfridersd.org or contact us at info@surfridersd.org or (858) 622-9661.

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Bob Kelly

July 02, 2014

Hilary Papendick

Statewide LCP Grant Coordinator, California Coastal Commission

45 Fremont Street, Suite 2000

San Francisco, CA 94105

Re: Sea-Level Rise Planning Grant Program Letter of Endorsement

Dear Ms. Papendick:

On behalf of The San Diego Foundation, I am pleased to offer our support for the City of Del Mar's grant application to the 2014 Local Coastal Program Planning Grants program. Several areas of the City are subject to the effects of sea-level rise, including the San Dieguito Lagoon State Marine Conservation Area (SMCA) and bordering tidelands, North Beach and 29th Street to Powerhouse Park, and the 1.5-mile coastal bluff stretching south to City limit. If awarded, we support the City's use of grant funds to update its certified Local Coastal Program with sea-level rise provisions to protect and enhance these sensitive coastal resources.

Since establishing the Climate Initiative in 2006, The Foundation has partnered with local governments in a number of ways to help catalyze regional action to reduce emissions and prepare our communities for local impacts of climate change. Specifically, we have commissioned research including a comprehensive assessment of regional impacts of climate change, including some early mapping of sea level rise impacts to six low-lying areas in San Diego County, such as Del Mar. We have also underwritten technical assistance for cities to help them complete greenhouse gas emissions inventories and develop the Sea Level Rise Adaptation Strategy for San Diego Bay, both projects the City of Del Mar actively participated in.

We have partnered on such projects in the hopes that municipalities will leverage these resources with those from other state and federal agencies, such as this grant opportunity offers. If Del Mar is awarded this grant, we commit to continuing to partner with the City to help advance this and other projects to prepare for local climate impacts. We will also help share lessons learned of this project with other localities in our region through our quarterly convening of the Climate Collaborative Network. Please feel free to contact me if you have any questions about our support for Del Mar's application. Thank you for your time and consideration of this worthy project.

Sincerely,



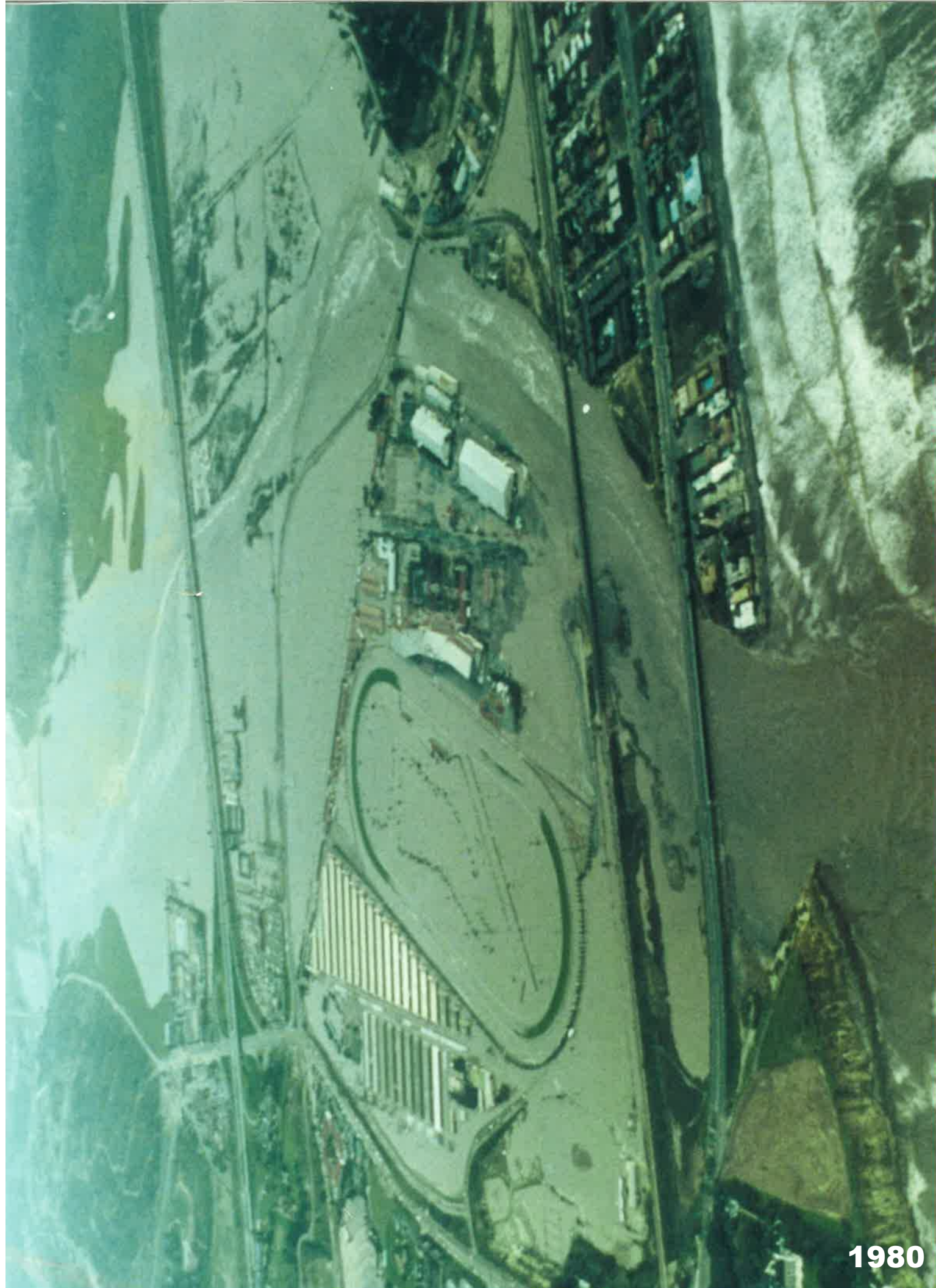
Nicola Hedge

Director, Climate Initiative

Exhibit 8

Historical Aerials

Coastal Flooding Impacts



1980



1980



1998

Exhibit 9a

City Council Resolution 2014-34 Coastal Commission Grant Authorization

RESOLUTION NO. 2014 - 34

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DEL MAR, CALIFORNIA, AUTHORIZING THE FILING OF AN APPLICATION FOR SEA-LEVEL RISE PLANNING GRANT PROGRAM FUNDS WITH THE CALIFORNIA COASTAL COMMISSION, ACCEPTING THE TERMS OF THE GRANT AGREEMENT, AND AMENDING THE FISCAL YEARS 2013-2014 AND 2014-2015 OPERATING AND CAPITAL BUDGET TO APPROPRIATE \$100,000 IN MATCHING FUNDS AND IN-KIND SERVICES.

WHEREAS, the City of Del Mar is committed to ensuring that future land use decisions related to the effects of sea-level rise and coastal flooding will be consistent with the goals and policies of the Del Mar Community Plan, including those related to environmental management, and the Del Mar Local Coastal Program (LCP) Land Use Plan (LUP), including those related to shoreline hazards, flood hazards, and wetland preservation; and

WHEREAS, the Budget Act of 2013 provides an appropriation of \$1 million for California Coastal Commission (CCC) grants in Fiscal Year (FY) 2014-15 to local governments to support LCP planning; and

WHEREAS, the CCC, under the authority of the California Coastal Act, may provide financial assistance to support coastal planning and has approved a competitive grant program to provide such financial assistance for LCP planning; and

WHEREAS, one of the goals of the grant program is to update LCPs in conformance with the California Coastal Act and to reflect current circumstances and new scientific information, including new understandings and concern for the effects of climate change; and

WHEREAS, grant proposals submitted under this grant program must include an LCP Amendment to significantly update the City's certified LCP with special emphasis on effects of climate change and sea-level rise;

WHEREAS, the City of Del Mar, has an effectively certified LCP;

WHEREAS, the City of Del Mar, desires to pursue a project that would result in the completion and submittal for certification by the CCC of an amendment to update the LCP;

WHEREAS, the City of Del Mar commits to and agrees to fully support a planning effort intended to update a certified LCP pursuant to the provisions of the California Coastal Act, with full public participation and coordination with CCC staff; and

WHEREAS, the City of Del Mar wishes to delegate authorization to execute these agreements and any amendments thereto;

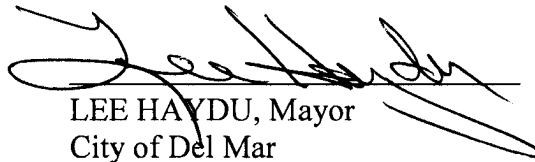
NOW, THEREFORE, BE IT RESOLVED that the Del Mar City Council hereby:

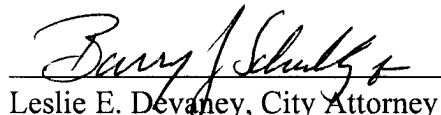
1. Directs the Director of Planning and Community Development, or her designee, to submit a grant application package to the CCC to provide financial and planning assistance, under authority of the California Coastal Act, in the amount of \$100,000 to fund the project more particularly described in the grant application package.

2. Authorizes the City Manager, of the City of Del Mar, to execute, in the name of the City of Del Mar, all necessary applications, contracts and agreements and amendments thereto to implement and carry out the grant application package attached hereto and any project approved through approval of the grant application.

BE IT FURTHER RESOLVED that, upon award of the CCC Sea-Rise Planning Grant, the City Council commits appropriating up to \$100,000 in matching funds and in-kind services in the Fiscal Years 2013-2014 and 2014-2015 Operating and Capital Budget (Account 01.5530.3200).

PASSED, APPROVED AND ADOPTED by the City Council of the City of Del Mar, California, at a Regular Meeting held the 2nd day of June 2014.


LEE HAYDU, Mayor
City of Del Mar


Leslie E. Devaney, City Attorney
City of Del Mar

ATTEST AND CERTIFICATION:

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO
CITY OF DEL MAR


I, ANDREW POTTER, Administrative Services Director/City Clerk of the City of Del Mar, California, DO HEREBY CERTIFY, that the foregoing is a true and correct copy of Resolution 2014-34, adopted by the City Council of the City of Del Mar, California, at a Regular Meeting held the 2nd day of June 2014, by the following vote:

AYES: Mayor Haydu, Deputy Mayor Corti, Council Members Mosier, Parks and Sinnott

NOES: None

ABSENT: None

ABSTAIN: None



Andrew Potter
Administrative Services Director/City Clerk
City of Del Mar

Exhibit 9b

City Council Resolution 2014-35

Ocean Protection Council Grant Authorization

RESOLUTION NO. 2014-35

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DEL MAR, CALIFORNIA, AUTHORIZING THE FILING OF AN APPLICATION FOR SEA-LEVEL RISE PLANNING GRANT PROGRAM FUNDS WITH THE CALIFORNIA OCEAN PROTECTION COUNCIL, ACCEPTING THE TERMS OF THE GRANT AGREEMENT, AND AMENDING THE FISCAL YEARS 2013-2014 AND 2014-2015 OPERATING AND CAPITAL BUDGET APPROPRIATING UP TO \$100,000 IN MATCHING FUNDS AND IN-KIND SERVICES.

WHEREAS, the California Ocean Protection Council (OPC), under the authority of the Ocean Protection Act, approved a competitive grant program to provide financial assistance for local and regional vulnerability assessments and updates to Local Coastal Programs (LCPs) and other Coastal Act authorized plans to address sea-level rise, coastal hazards and other climate change-related impacts; and

WHEREAS, the goal of the grant program is to develop updates to LCPs or other Coastal Act authorized plans to address sea-level rise and other climate change impacts; and

WHEREAS, grant proposals submitted under this grant program must address at least one certified LCP segment or other defined planning segment, such as a certified Port Master Plan or University Long Range Development Plan, or, in jurisdictions without certified LCPs, proposals must demonstrate that the applicable jurisdiction has committed to the process to complete an LCP (or other Coastal Act authorized plan) or that such process is underway; and

WHEREAS, the City of Del Mar, has an effectively certified LCP; and

WHEREAS, the City of Del Mar, recognizing the problems and issues associated with sea-level rise, coastal hazards, and other climate change-related impacts identified in the application package and made part of this Resolution as if fully set forth herein, desires to pursue a project that would result in the completion and submittal for certification by the California Coastal Commission (CCC) of an LCP Amendment that would address such impacts; and

WHEREAS, the City of Del Mar will coordinate with the staffs of the CCC, the State Coastal Conservancy and the OPC in undertaking the project, if approved.

NOW, THEREFORE, BE IT RESOLVED that the Del Mar City Council hereby:

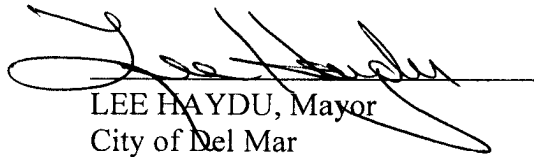
1. Directs the City of Del Mar to submit a grant application package attached hereto as Attachment 1 to the OPC to provide financial and planning assistance, under authority of the Ocean Protection Act, in the amount of \$100,000 to fund the project more particularly described in the grant application package.

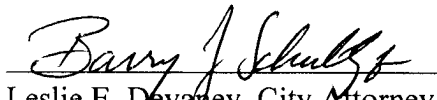
2. Authorizes the City Manager, of the City of Del Mar, to execute, in the name of the City of Del Mar, all necessary applications, contracts and agreements and amendments

thereto to implement and carry out the grant application package attached hereto and any project approved through approval of the grant application.

BE IT FURTHER RESOLVED that, upon award of the OPC Sea-Rise Planning Grant, the City Council commits appropriating up to \$100,000 in matching funds and in-kind services in the Fiscal Years 2013-2014 and 2014-2015 Operating and Capital Budget (Account 01.5530.3200).

PASSED, APPROVED AND ADOPTED by the City Council of the City of Del Mar, California, at a Regular Meeting held the 2nd day of June 2014.


LEE HAYDU, Mayor
City of Del Mar


Leslie E. Devaney, City Attorney
City of Del Mar

ATTEST AND CERTIFICATION:

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO
CITY OF DEL MAR


I, ANDREW POTTER, Administrative Services Director/City Clerk of the City of Del Mar, California, DO HEREBY CERTIFY, that the foregoing is a true and correct copy of Resolution 2014-35, adopted by the City Council of the City of Del Mar, California, at a Regular Meeting held the 2nd day of June 2014, by the following vote:

AYES: Mayor Haydu, Deputy Mayor Corti, Council Members Mosier, Parks and Sinnott

NOES: None

ABSENT: None

ABSTAIN: None


Andrew Potter
Administrative Services Director/City Clerk
City of Del Mar